

Know All Men by these Presents,

That HYDE SCHOOL

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a corporation organized and existing under the laws of the State

of Maine and located at Bath

in the County of Sagadahoc and State of Maine

in consideration of One dollar and other valuable consideration

paid by VERNON C. LARSON, JR., & DONALD R. WINKLER, both of
Freeport, County of Sagadahoc and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said VERNON C. LARSON, JR. &
DONALD R. WINKLER

heirs and assigns forever,

Three

& certain lots or parcels of land, together with the buildings thereon,
situated in Bath, in the County of Sagadahoc and State of Maine,
being bounded and described as follows:

PARCEL I: BEGINNING on the northerly side of Western Avenue at the
southwest corner of land formerly owned by Hallowell Rogers; thence
running northerly by said Rogers land nine rods; thence running west-
erly parallel with said Western Avenue one-half the distance between
said Rogers land and land formerly owned by one Crooker about three
and one-half rods, more or less, to land owned or occupied by Charles
E. Crosby; thence southerly by said Crosby land and parallel with the
westerly line of said Rogers land to Western Avenue; thence easterly
by Western Avenue to the point of Beginning.

PARCEL II: BEGINNING at the northwesterly corner of land formerly
owned by Levi Totman; thence running easterly about one hundred and
thirteen feet by land formerly of said Totman and the above described
lot being Parcel I herein; thence running northerly about three
hundred and eighty-four feet by land formerly of Hallowell Rogers,
Otis Kimball, Peltiah Gerry and land formerly of Henry F. Palmer to
the northwesterly corner of said Palmer land; thence running easterly
about one hundred and eighty-eight feet by said Palmer land to land
formerly of George A. Field; thence northerly about one hundred and
thirty feet to land formerly of Henry Swanton, thence running westerly
about two hundred and eighty-six feet to land formerly owned by Charles
Crooker; thence running southerly by said Crooker land, now owned by
Dennis Gaudet, about five hundred and fourteen feet to the point of
beginning.

PARCEL III: BEGINNING on the northerly side of Western Avenue at the
southeasterly corner of Parcel I herein, on the westerly side of a
stone post set on the ground; thence running northerly by the east-
erly boundaries of Parcel I and Parcel II herein a distance of one
hundred and ninety-two feet more or less to land of heirs of Otis
Kimball; thence easterly on the Kimball south line to the northwest
corner of land formerly of Jacob P. Morse and now of the Elsinore
Real Estate Company or their successors in title; thence southerly
sixty-four feet more or less to an iron bolt driven into the ground
at a point one hundred and twenty-five feet northerly from said
Western Avenue, and at the northeast corner of that portion of said
homestead which the said Raymond L. Rogers conveyed to Llewellyn D.
Rogers, June 20, 1908, Vol. 113, Page 556; thence westerly on the
northerly line of last mentioned lot fifty four feet to a bolt driven
into the ground, thence southerly by last mentioned lot one hundred
and twenty five feet to said Western Avenue at a bolt driven into the
ground fifty four feet from the southwest corner of said Morse land;

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thence westerly on said Western Avenue to the starting point.

RESERVING AND EXCEPTING, however, from the above described premises the following:

1. That certain lot or parcel of land as was conveyed to the State of Maine by Florence A. Hawley by a certain instrument dated December 15, 1947 and recorded in the Sagadahoc County Registry of Deeds in Book 253, Page 125.
2. That certain lot or parcel of land as was conveyed by Florence A. Hawley to Charles A. Hamlin and Angie M. Hamlin by a certain instrument dated July 12, 1949 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 582.
3. Those premises as were conveyed to Richard J. Armstrong and Katherine V. Armstrong by a certain instrument dated February 25, 1961 and recorded in the Sagadahoc County Registry of Deeds in Book 322, Page 6.
4. That certain lot or parcel of land as was conveyed by Florence A. Hawley to the State of Maine by a certain instrument dated March 17, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344 at Page 1.

The above described premises are subject to, however, the following easements:

1. An easement granted to the State of Maine by a certain instrument dated December 15, 1947 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 125, whereby Florence A. Hawley granted to the State of Maine, its successors and assigns, the right to enter upon the land herein above described for the purpose of constructing, repairing and perpetually maintaining slopes as may be required, together with the right to enter upon the above described land for the purpose of constructing, repairing and perpetually maintaining a sewer structure as is more particularly described in said deed.
2. An easement granted to Charles A. Hamlin and Angie M. Hamlin by Florence A. Hawley by a certain instrument dated July 12, 1949 and recorded in the Sagadahoc County Registry of Deeds, in Book 253 at Page 582, said easement being for the purpose of installing a water pipe over and across the above described premises, together with the right to enter upon the above described premises to repair the water pipe and when necessary to install a new water pipe and to do all things necessary in connection with the same. Also an easement to pass and repass over and across a 15 foot strip easterly of Gaudet's line as situated on the above described premises.

For source of title, reference may be had to a Warranty Deed from Sumner A. Hawley to Hyde School dated July 29, 1981 and recorded in the Sagadahoc County Registry of Deeds in Book 580, Page 61.

To have and to hold the aforegranted and bargained premises

with all the privileges and appurtenances thereof to the said
VERNON C. LARSON, JR. AND DONALD R. WINKLER,

Their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantee, Their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee,

Their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said HYDE SCHOOL
Company has caused this instrument to be sealed with its corporate
seal and signed in its corporate name by P.
TIMOTHY WILSON

Its Headmaster,
thereunto duly authorized, this twentieth-first day of November
in the year one thousand nine hundred and EIGHTY-FOUR

Signed, Sealed and Delivered
in presence of

Carol A. Main

HYDE SCHOOL

By *Timothy P. Wilson*
Headmaster

(CORPORATE SEAL)

State of Maine.

County of SAGadahoc ss. November 21, 1984

Then personally appeared the above named TIMOTHY WILSON

Headmaster of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instru-
ment to be his free act and deed in his said capacity, and the
free act and deed of said corporation.

Before me,

Carol A. Main
(Carol A. Main)

Notary Public

My Commission Expires: February 1, 1986

STATE OF MAINE
SAGadahoc, SS Registry of Deeds
RECEIVED NOV 22 1984 at 12:30 P.M.
AND RECORDED FROM THE ORIGINAL
ATTEST: *Esmond P. Doran* REGISTER